

Document No. 46A
Adopted at Meeting of 12/26/58

LAND ASSEMBLY & REDEVELOPMENT PLAN

WHITNEY REDEVELOP. AREA

BOSTON REDEVELOPMENT AUTHORITY

Boston, Massachusetts

LAND ASSEMBLY AND REDEVELOPMENT PLAN

For The

WHITNEY REDEVELOPMENT AREA

A Plan for the Assembly and Redevelopment of Land in the Whitney Redevelopment Area (hereinafter referred to as "Project Area") by the Boston Redevelopment Authority (hereinafter referred to as the "Authority") in accordance with Chapter 121, General Laws of Massachusetts:

A. Boundaries of Project Area.

That certain tract of land, situated in the City of Boston, County of Suffolk, Commonwealth of Massachusetts which is bounded and described as follows:

Beginning at the southeasterly corner of the tract herein described, said corner being the point of intersection of the northerly line of Tremont Street and the westerly line of St. Alphonsus Street;

thence running in a northeasterly direction one thousand forty-five (1,045) feet, more or less, along said westerly line of St. Alphonsus Street to the point of intersection of said line with the southerly line of Longwood Avenue;

thence turning an angle and running in a northwesterly direction one hundred thirty-five (135) feet, more or less, along said southerly line of Longwood Avenue to the point of intersection of said line with the southerly line of Huntington Avenue;

thence turning an angle and running in a southwesterly direction three hundred thirty-two (332) feet, more or less, along said southerly line of Huntington Avenue to land now or formerly of G. and B. Swartz;

thence turning an angle and running in a southeasterly direction thirty (30) feet, more or less, by said land now or formerly of said G. and B. Swartz, to land now or formerly of C. and J. Abbadessa;

thence turning an angle and running in a southwesterly direction two hundred twenty-one (221) feet, more or less, by said land now or formerly of said C. and L. Abbadessa, and by land now or formerly of M. Paulson, and by land now or formerly of C.L. Schworer, and by land now or formerly of W.J. O'Hara, and by land now or formerly of H.A. Mickadopoulos, to land now or formerly of E.P., A.L., J.H.L., E.A.H. and A.L. Sullivan;

thence turning an angle and running in a northwesterly direction eighty (80) feet, more or less, by said land of said E.P., A.L., J.H.L., E.A.H. and A.L. Sullivan, to the easterly line of Worthington Street;

thence turning an angle and running in a southwesterly direction by the easterly line of Worthington Street, one hundred fifty-four (154) feet, more or less, to the southwesterly line of land now or formerly of A.J. Ryan and A.J. Ryan, Jr.;

thence turning an angle and running in a southeasterly direction eighty (80) feet, more or less, along said land of said A.J. Ryan and A.J. Ryan, Jr., to land now or formerly of Bigelow Realty Inc.;

thence turning an angle and running in a southwesterly direction two hundred eighty-eight (288) feet, more or less, by said land now or formerly of said Bigelow Realty Inc., and by land now or formerly of S. and K. Stephens, and by land now or formerly of H. Cassidy, and by land now or formerly of C. Rokas, and by land now or formerly of A. Nason, and by land now or formerly of D.J. Gould, and by land now or formerly of J.L. Stevenson, and by land now or formerly of C.G. O'Leary, and by other land now or formerly of C.G. O'Leary, to the southwesterly line of land now or formerly of J.W. and M.V. Bates;

thence turning an angle and running in a northwesterly direction eighty (80) feet, more or less, along said land of said J.W. and M.V. Bates, to the easterly line of Worthington Street;

thence turning an angle and running in a southwesterly direction one hundred nine (109) feet, more or less, along said easterly line of Worthington Street to the northerly line of Tremont Street;

thence turning an angle and running in a southeasterly direction three hundred seventy-nine (379) feet, more or less, along said northerly line of Tremont Street to the point of beginning.

B. Statement of Findings.

The Project Area is a decadent area within the definition of Chapter 121, General Laws of Massachusetts, as determined in a survey by the Authority and as evidenced by the following:

1. The Project Area substantially impairs and arrests the sound development of its district and retards the provision of housing accommodations because

a. Eleven (11) residential structures, containing fifty-one (51) dwelling units have been torn down in the City's demolition program of abandoned and uninhabitable buildings. These have not been replaced and it is improbable that they will be replaced under existing conditions which are characterized by additional abandoned structures, a high degree of vacancies, an excessive need for major repairs, a low level of building maintenance, small lots in multiple ownerships, and a low degree of owner occupancy.

b. Two (2) structures containing six dwelling units, stand open to the elements and abandoned, causing a hazardous blighting and infesting influence on surrounding buildings.

c. Forty-nine (49) dwelling units are vacant in habitable structures, comprising fourteen (14) percent of the total dwelling units in the Project Area, as compared with a city-wide vacancy ratio of two and a half (2.5%) percent and a vacancy ratio in the entire Roxbury Crossing district of four and six-tenths (4.6%) percent as estimated in a 1958 Federal Housing Administration survey. This must also be compared with only 5 vacancies in the Project Area in the 1950 Census. In total the Area has had a net reduction of one hundred one (101) occupied dwelling units since 1950. Such a high degree of vacancy evidences the extreme decline of the Area, and since this does not encourage building maintenance it invites a continued movement away from the Area.

d. The deterioration of the Area is further evidenced by a total of \$35,650 in City tax and demolition liens.

e. Only seven (7%) percent of the occupied dwelling units are owner-occupied, compared with nine (9%) percent in 1950, and a city-wide average of twenty-four (24.0%) percent in 1950.

2. Structures in the Project Area are out of repair, physically deteriorated, unfit for human habitation, and in need of major maintenance or repair, as evidenced by the following conditions:

a. Sixty-one (61) out of eighty-seven (87) residential structures, or seventy (70%) percent are in need of major repairs.

b. Thirty-two (32) structures appear to be out of plumb or have foundations, walls and sills which are badly cracked.

c. Fifteen (15) dwelling units reported rodent infestation.

3. The Project Area is characterized by overcrowding, faulty arrangement or design, and excessive land coverage, all contributing to the decline of the Project Area as a residential neighborhood and preventing its sound development for such purposes unless redeveloped in accordance with this Plan:

a. Ninety (90%) percent of the residential structures are separated by a distance of eight (8) feet or less on at least one (1) side; fifty (50%) percent of the structures are separated by a distance of eight (8) feet or less on both sides; sixty-one (61%) percent are separated by five (5) feet or less on at least one (1) side; all evidencing the overcrowding of the land and the resultant lack of light, air, and open space. Twenty (20%) percent of all residential structures cover at least eighty (80%) percent of their lots and sixteen (16%) percent of the structures cover at least ninety (90%) percent of their lots, compared to the present zoning requirement of a maximum seventy (70%) percent coverage.

b. Eighteen (18) lots, of which none is larger than thirty-five hundred (3,500) square feet, and which comprise twenty-three (23%) percent of the total, contain two (2) residential structures, one (1) of which does not front on a street. Such rear-lot structures account for fifty-four (54) dwelling units or sixteen (16%) percent of the Project Area.

C. Relationship of Plan to Definite Community Objectives.

Definite community objectives for Boston have been stated in various publications and proposals of the Boston City Planning Board, all directed toward the formulation of a General Plan for the City.

1. The General Plan for Boston, Preliminary Report, 1950, designates the Project Area as being in need of redevelopment for residential use.

2. This Preliminary Plan recommends for the generalized area which includes the Project Area, a high medium residential density with a range of 21.1 to 40.0 dwelling units per acre. The Preliminary Plan points out, however, that each generalized area "may include some sections and zoning districts above or below the range", and that "high medium areas would consist largely of two and three-story apartments, and high density areas of taller apartments". The maximum density proposed for the Project Area is approximately 130 dwelling units per acre, which would tend to encourage a high density development characterized by a few tall buildings with low land coverage.

This same approach was taken in the Planning Board's preliminary report on the rezoning studies for the City (Zoning Policies for Boston, December 1953), which states, "Floor area ratios for all types of building should be so set as to require lower maximum densities at further distances from the City Center, with a few possible exceptions at outer subcenters where high levels of accessibility justify high densities over relatively small areas." The Project Area is such an instance of high accessibility, combined with a demonstrated need to serve the vital research, hospital and educational facilities in this section of the City.

3. The controls and regulations set forth in this Redevelopment Plan conform to the Proposed Zoning Regulations for the City of Boston, May 1958.

4. Improvement of traffic will be achieved through this Redevelopment Plan by the realignment of St. Alphonsus Street with Longwood Avenue; by the widening of St. Alphonsus Street as part of a long-range plan to create a significant and safe approach to the Parker Hill Hospitals; by the closing within the Project Area of several minor streets; and by the provision of off-street parking to serve the new development.

5. In summary, this Redevelopment Plan is in accord with stated objectives of published elements of a General Plan for Boston, and seeks to implement those objectives, first by the redevelopment of a decadent area for residential purposes; and second, by the establishment of controls and street improvements which would result in a desirable pattern of land use.

D. Controls and Regulations.

All land in the Project Area shall be conveyed by the Authority in accordance with the controls and regulations set forth below and with the Project Area Plan. The only uses for which Project Area land may be thus conveyed are for street purposes and for the construction of residential buildings.

1. The maximum number of dwelling units in the Project Area shall not exceed eight hundred (800), except as provided in paragraph 3, below.

2. Each parcel sold for residential purposes shall contain a minimum area equal to at least one-third ($1/3$) the gross floor area of the residential building or buildings proposed to be constructed thereon; gross floor area is defined as the sum of the areas of all floors of all such buildings, as measured by the exterior faces of their walls, excluding areas within such buildings devoted to garaging of automobiles and basement areas devoted exclusively to uses accessory to the operation of the building.

3. In the event the Project Area is sold in several parcels for residential purposes and the last parcel remaining to be sold will, by the use of the formula in paragraph 2 above, result in a number of dwelling units or a building size which is shown to the Authority to be uneconomic of construction, the Authority may, with Planning Board approval, authorize an increase in the maximum number of dwelling units prescribed in paragraph 1 above, to the extent of 10%, subject to the requirements of paragraphs 4, 5 and 6 below.

4. The maximum ground coverage by any building on any parcel, or by all buildings in the Project Area, shall not exceed 15% of such parcel or the Project Area. The maximum height shall not exceed one hundred fifty-five (155) feet.

5. Within the requirements of paragraph 2 above, a minimum of one hundred (100) square feet per dwelling unit shall be provided in usable and landscaped open space defined as follows:

a. Where such space is provided on the ground, it shall be devoted entirely to active or passive recreation, pedestrian circulation or planting areas, and except for such areas which are devoted to active recreation or walks, shall be planted and maintained in grass or other

landscaping materials. Such space shall not include median strips between parking bays, however landscaped, nor shall it include any area devoted to vehicular circulation.

b. All or part of the minimum usable open space requirement specified above in this paragraph may be met by suitably designed and accessible space on the balconies or roofs of any buildings constructed in the Project Area. In such event, the ground space thus offset may be used for additional off-street parking, or for usable open space in conformance with this paragraph.

6. Paved off-street parking areas for use by residents of the Project Area shall be provided in a minimum ratio of seven (7) parking spaces for each ten (10) dwelling units to be constructed. Such parking areas shall be constructed with convenient access to public rights-of-way, and perpendicular thereto. No parking space shall have direct access to or from a public right-of-way.

7. No structure in the Project Area shall be located closer than sixty (60) feet from the center line of any street, or forty (40) feet from any property line, or fifty (50) feet from any other structure whether in or outside of the Project Area.

8. The Authority shall obligate redevelopers and their successors and assigns to the following:

a. To devote the land to the uses specified in the Redevelopment Plan for said land.

b. To begin the building of improvements within a reasonable time, subject to provisions under which the Authority may retake title to and possession of property sold in the event of a default by a purchaser.

c. To give preference in the selection of tenants for dwelling units built in the Project Area to families displaced therefrom because of clearance and redevelopment activities, who desire to live in such dwelling units and who will be able to pay rents or prices equal to rents or prices charged other families for similar or comparable dwelling units built as a part of the same redevelopment.

d. To comply with such other conditions as are necessary to carry out the purposes of the Massachusetts Housing Authority Law, or any requirements of the Massachusetts State Housing Board and of any

federal legislation under which loans, grants or contributions have been made or agreed to be made to meet a part of the cost of the Project.

e. To comply with such terms and conditions relating to the use and maintenance of such real property as in the opinion of the Authority are necessary to carry out the provisions of the Redevelopment Plan.

f. To comply with such terms and conditions specified by the Authority which will prevent holding of land for speculative purposes.

g. To submit to the Boston Redevelopment Authority for its approval of architectural, building, and landscaping plans and specifications as well as any other information as the Authority may request in order to insure the conformance of such plans with the provisions of the Redevelopment Plan.

h. No building or structure shall be erected, reconstructed, enlarged or moved for any use other than that which is permitted herein, nor shall any building or structure be erected, reconstructed, enlarged, altered, or moved in such a manner as to violate any of the regulations and controls specified herein. Any change in character of occupancy or use of any structure or land within the duration of this Redevelopment Plan shall require prior approval by the Boston Redevelopment Authority.

i. The construction of buildings shall conform to the regulations set forth in the Building Code of the City of Boston as in effect from time to time.

j. The Authority will not itself effect or execute, and will adopt effective measures to assure that there is not effected or executed by any purchaser or lessee from it (or any successors in interest of any such purchaser or lessee), any covenant, agreement, lease, conveyance or other instrument whereby land in the Project Area which is disposed of by the Authority is restricted, either by the Authority or by any such purchaser, lessee, or successor in interest, upon the basis of race, creed or color, in the sale, lease or occupancy thereof.

9. This Redevelopment Plan and all modifications thereto shall remain in full force and effect for a period of forty (40) years, beginning on the date of its approval by the City Council. It may be modified at any time and from time to time by the Authority with the approval of the Boston City Planning Board, provided that, if modified

after the disposition of any land in the Project Area, the modification must be consented to in writing by the purchaser(s) of the property(ies) affected by the proposed modification.

E. Project Execution.

The Boston Redevelopment Authority will be solely responsible for the execution of this Redevelopment Plan and shall undertake all steps and obtain all approvals necessary thereto, including but not limited to the following:

1. Acquisition and clearance of all land and improvements in the Project Area.
2. Disposition of all land in the Project Area in accordance with the controls and regulations of this Redevelopment Plan.
3. Execution of a cooperation agreement with the City of Boston for the following:
 - a. conveyance of land by the Authority to the City for street improvements, and the undertaking of such improvements by the City.
 - b. financial assistance by the City for the undertaking of the Project.
4. Approval of the Project by the Boston City Planning Board and the Massachusetts State Housing Board in accordance with Chapter 121, General Laws.
5. Approval by the Board of Zoning Adjustment of the changes in zoning necessary to implement the Redevelopment Plan.
6. Approval by the Public Improvements Commission of streets to be abandoned.

F. Method of Relocation.

The method for the relocation of persons living in the Project Area and availability of and the means by which there will be provided dwelling units for such persons substantially equal in number to the number of dwelling units to be cleared from the Project Areas is as follows:

1. A relocation office will be provided in the Project Area with adequate staff:
 - a. to survey all site occupants in order to determine family

- b. to survey and inspect available vacancies in privately owned dwelling units, and
- c. to assist all displaced persons to relocate.

2. There are 291 occupied dwelling units to be cleared in the Project Area. The following indicates the availability of housing to relocate these families.

a. Available public housing:

In operation by the Authority:

PHA Low Rent.....	10,456
*State-aided.....	3,881
	<u>13,337</u>

*Included in the above figure are 468 one-bedroom units which are available for aged persons provided that qualified veterans are not waiting.

The vacancy turnover for 1957 averaged 16.3% or approximately 2250 apartments. Under Chapter 121, General Laws of Massachusetts, Section 26FF, priority in public housing is mandatory to families displaced by slum clearance and redevelopment projects.

For persons or families eligible for public housing, the Boston Redevelopment Authority shall request the Boston Housing Authority to make dwelling units available in projects owned or operated by it. Such persons or families will be given preference for tenancy into all public housing.

b. Available vacancies in privately owned dwelling units:

For all families of more than one person who are not eligible for public housing, the Authority shall find and make available decent, safe and sanitary privately owned dwelling units at rentals that such families can afford to pay; and

For all single persons ineligible for public housing, the Authority shall make available addresses of privately owned rooms or dwelling units for their relocation. There is at the present time a sufficient number of available dwelling units in the City of Boston to make it possible to carry out this Relocation Plan.

In addition, Section 26LL (c) of General Laws, Chapter 40A, under "Obligations to be Imposed on Purchasers and Lessees",

"If a housing authority shall sell or lease any property acquired by it for a land assembly and redevelopment project, the terms of such sales or leases shall obligate the purchaser to give preference in the selection of tenants for dwelling units built in the project area to families displaced therefrom because of clearance and redevelopment activity, who desire to live in such dwelling units and who will be able to pay rents or prices equal to rents or prices charged other families for similar or comparable dwelling units built as a part of the same redevelopment....."

1. List of Maps

The following maps and drawings are submitted with and in support of this Redevelopment Plan:

<u>LIST</u>	
Project Area Plan	
Existing Zoning	
Existing Land Use	3
Existing Topography	4
Right-of-Way Adjustments Plan	5
Street Improvements Plan	6
Public Utility Adjustments Plan - Storm Sewers	7
Public Utility Adjustments Plan - Sanitary Sewers	8
Public Utility Adjustments Plan - Water Service	9
Private Utility Adjustments Plan - Telephone	10
Private Utility Adjustments Plan - Electric	11
Private Utility Adjustments Plan - Gas	12
Fire and Police Communications Plan	13
Property Map	14

PROJECT AREA BOUNDARY

SHATTUCK STREET

R-80

NORTH

HUNTINGTON AVENUE

TRIMMONT STREET

R-65

WIGGLESWORTH STREET

L-80

WORTHINGTON STREET

L-80

R-65

TRIMMONT STREET

LONGWOOD

MISSING

HUNTINGTON AVENUE

ST. ALPHONSUS STREET

L-65

ST. ALPHONSUS STREET

R-65

HORADAY WAY

B-80

L-80

BRUSH STREET COURT

MARSHFIELD WAY




WARD STREET

EXISTING ZONING

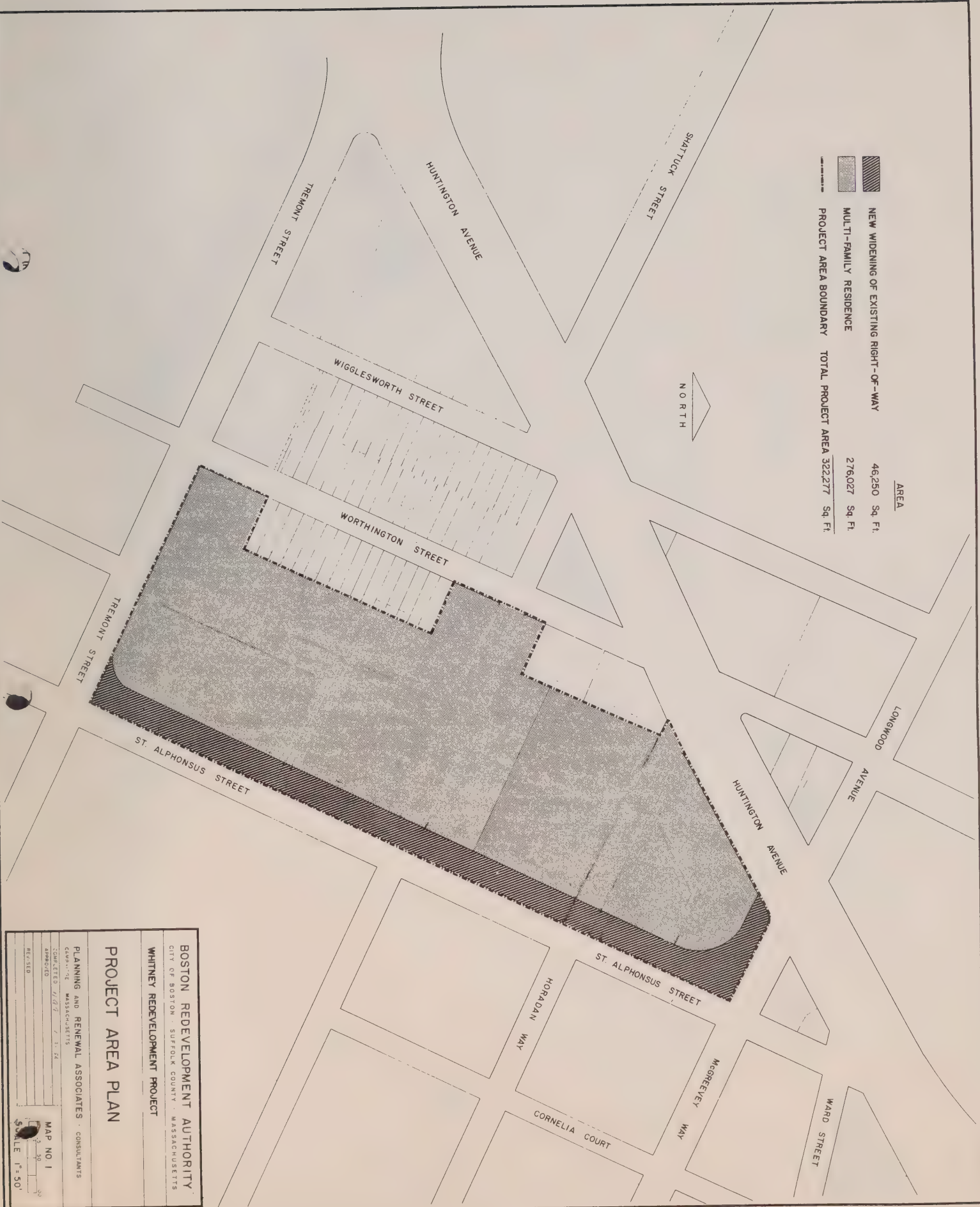
BOSTON REDEVELOPMENT AUTHORITY
CITY OF BOSTON SUFFOLK COUNTY MASSACHUSETTS
WHITNEY REDEVELOPMENT PROJECT

PLANNING AND RENEWAL ASSOCIATES - CONSULTANTS
CHARTERED MASSACHUSETTS

DATE: 7/1/77
MAP NO 2
SCALE 1" = 50'

	NEW WIDENING OF EXISTING RIGHT-OF-WAY	46,250	Sq. Ft.
	MULTI-FAMILY RESIDENCE	276,027	Sq. Ft.
	PROJECT AREA BOUNDARY	TOTAL PROJECT AREA	322,277 Sq. Ft.

AREA



BOSTON REDEVELOPMENT AUTHORITY
 CITY OF BOSTON · SUFFOLK COUNTY · MASSACHUSETTS

WHITNEY REDEVELOPMENT PROJECT

PROJECT AREA PLAN

PLANNING AND RENEWAL ASSOCIATES · CONSULTANTS
 CLARK · CLEGG · MASSACHUSETTS

COMPLETED 11/87 1:1.24
 APPROVED
 REVISED

MAP NO. 1
 SCALE 1" = 50'

- MULTI-FAMILY RESIDENTIAL
- COMMERCIAL
- MIXED RESIDENTIAL AND COMMERCIAL
- ACCESSORY BUILDINGS
- PUBLIC AND SEMI-PUBLIC
- VACANT LOTS DUE TO CITY DEMOLITION PROGRAM
- PROJECT AREA BOUNDARY



EXISTING LAND USE

BOSTON REDEVELOPMENT AUTHORITY
CITY OF BOSTON SUFFOLK COUNTY MASSACHUSETTS
WHITNEY REDEVELOPMENT PROJECT

PLANNING AND RENEWAL ASSOCIATES CONSULTANTS
CAMBRIDGE MASSACHUSETTS
COMPLETED
APPROVED
REVISED
MAP NO 3
SCALE 1" = 50'

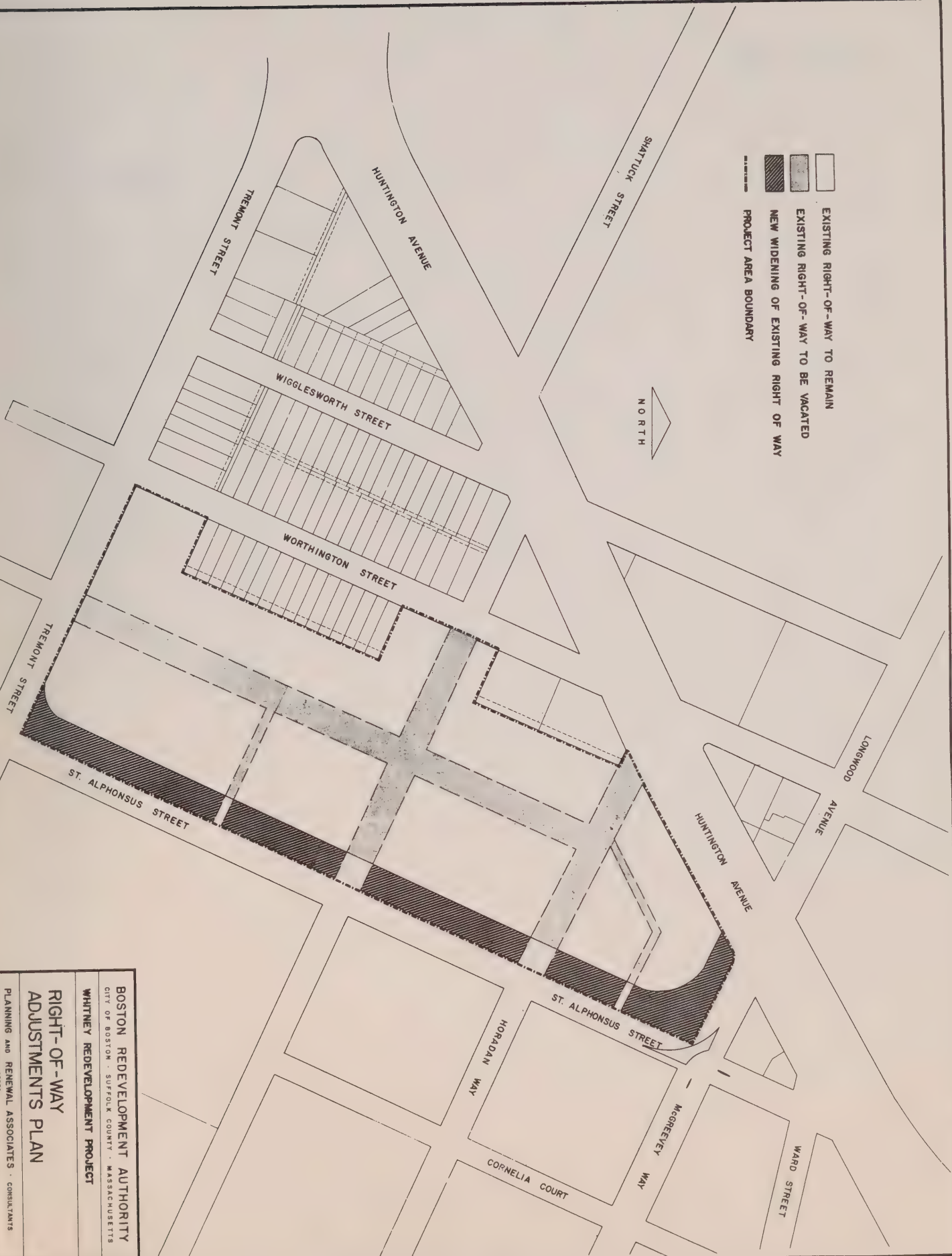
EXISTING CONTOUR
PROJECT AREA BOUNDARY



BOSTON REDEVELOPMENT AUTHORITY CITY OF BOSTON - SUFFOLK COUNTY - MASSACHUSETTS	
WHITNEY REDEVELOPMENT PROJECT	
EXISTING TOPOGRAPHY	
PLANNING AND RENEWAL ASSOCIATES - CONSULTANTS CAMBRIDGE, MASSACHUSETTS	
COMPLETED 11/8/80	11/11/80
APPROVED	
REVISIONS	
MAP NO. 4 SCALE 1" = 50'	

21 RA

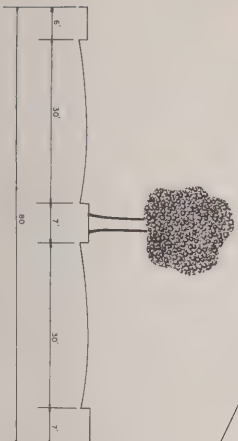
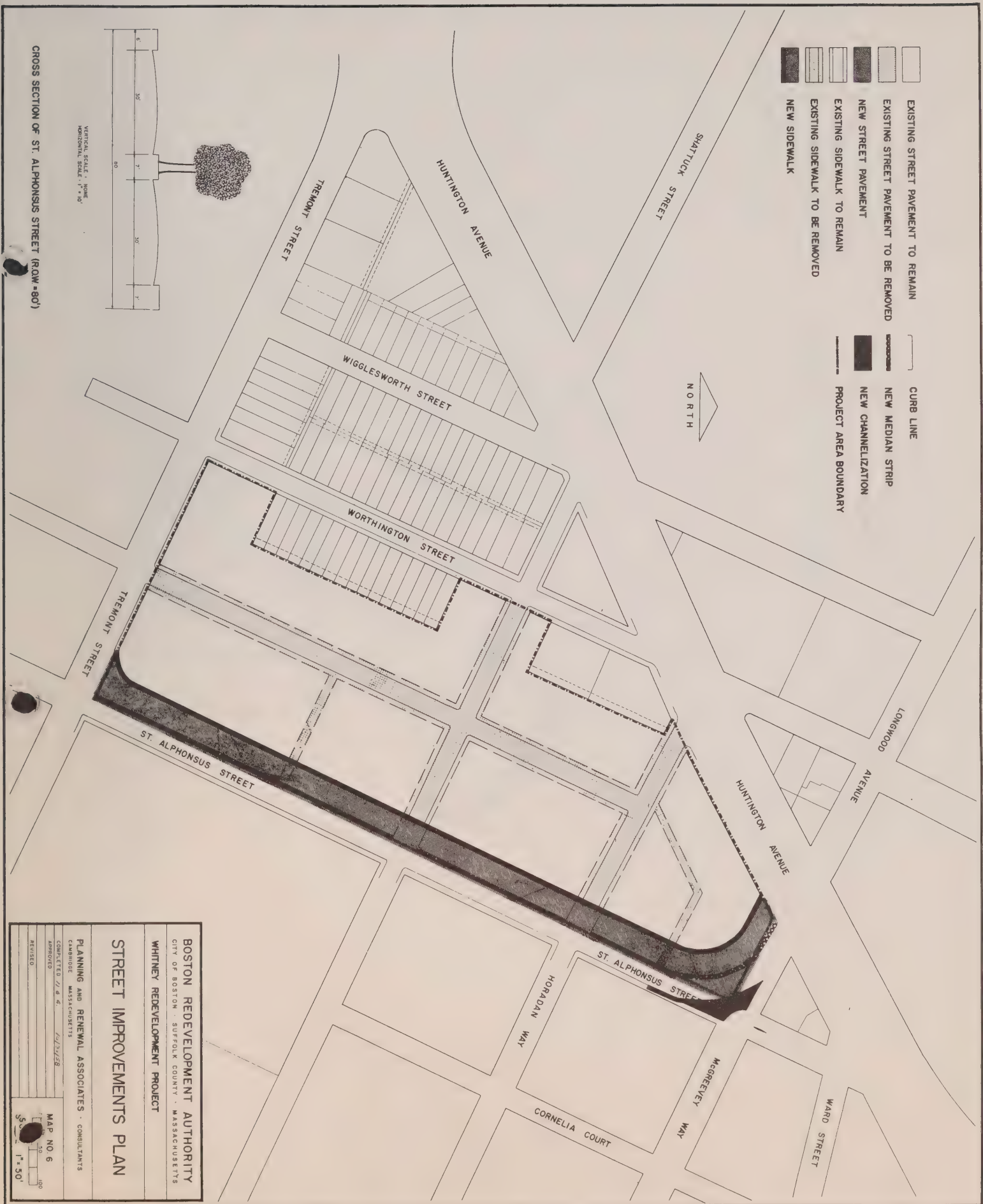
- EXISTING RIGHT-OF-WAY TO REMAIN
- EXISTING RIGHT-OF-WAY TO BE VACATED
- NEW WIDENING OF EXISTING RIGHT OF WAY
- PROJECT AREA BOUNDARY



BOSTON REDEVELOPMENT AUTHORITY
 CITY OF BOSTON - SUFFOLK COUNTY - MASSACHUSETTS
WHITNEY REDEVELOPMENT PROJECT
RIGHT-OF-WAY
ADJUSTMENTS PLAN

PLANNING AND RENEWAL ASSOCIATES - CONSULTANTS
 CAMBRIDGE, MASSACHUSETTS
 COMPLETED 11/6/80
 APPROVED 11/13/80
 REVISIONS
 MAP NO. 5
 SCALE 1" = 50'

- EXISTING STREET PAVEMENT TO REMAIN
- EXISTING STREET PAVEMENT TO BE REMOVED
- NEW STREET PAVEMENT
- EXISTING SIDEWALK TO REMAIN
- EXISTING SIDEWALK TO BE REMOVED
- NEW SIDEWALK
- CURB LINE
- NEW MEDIAN STRIP
- NEW CHANNELIZATION
- PROJECT AREA BOUNDARY



CROSS SECTION OF ST. ALPHONSUS STREET (ROW = 80')

BOSTON REDEVELOPMENT AUTHORITY
CITY OF BOSTON - SUFFOLK COUNTY - MASSACHUSETTS

WHITNEY REDEVELOPMENT PROJECT

STREET IMPROVEMENTS PLAN

PLANNING AND RENEWAL ASSOCIATES - CONSULTANTS

COMPLETED 7/1 & 6 JULY 1978

APPROVED MASSACHUSETTS

REVIEWED

MAP NO. 6

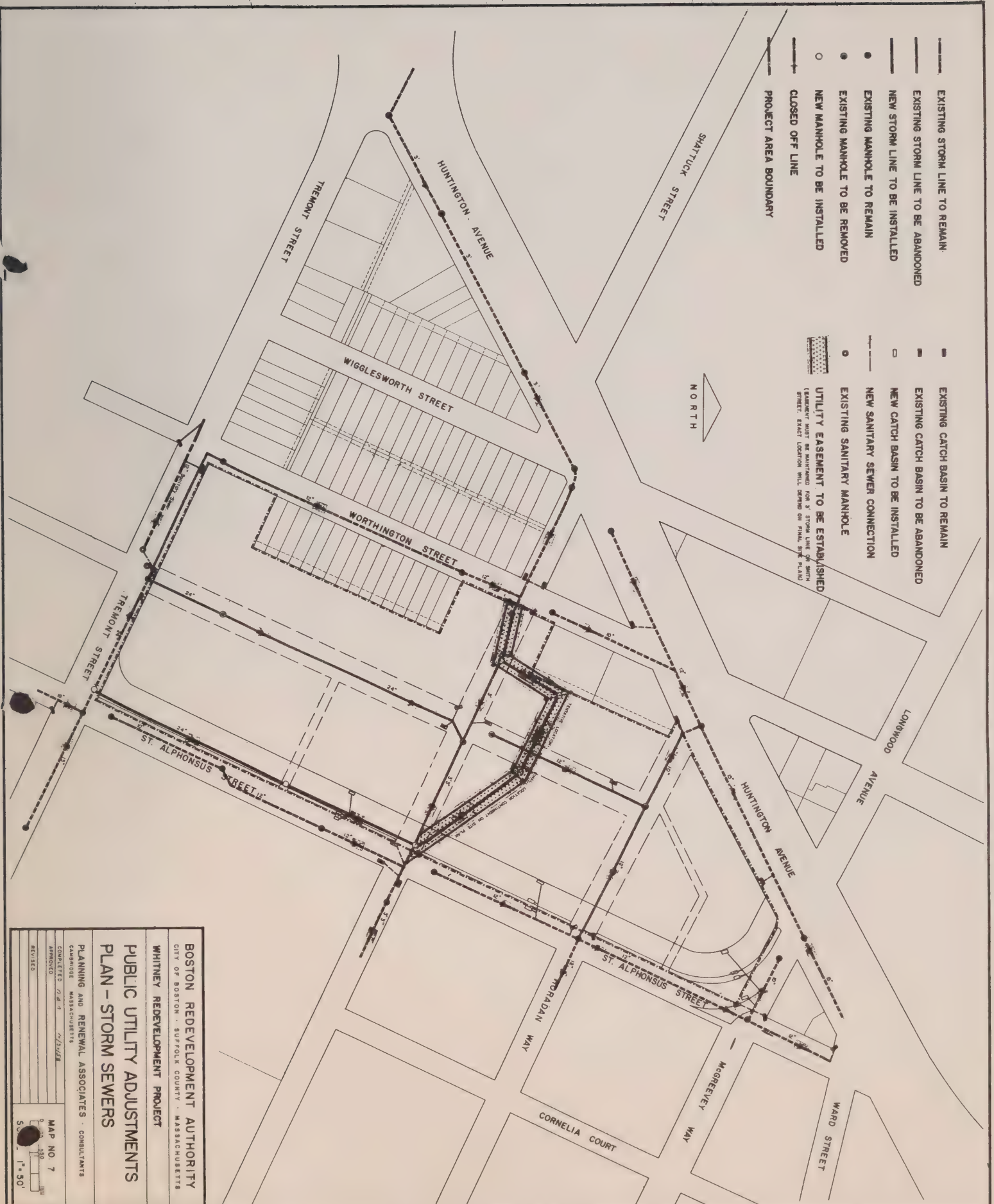
1" = 50'

50'

100'

150'

- EXISTING STORM LINE TO REMAIN
- EXISTING STORM LINE TO BE ABANDONED
- NEW STORM LINE TO BE INSTALLED
- EXISTING MANHOLE TO REMAIN
- EXISTING MANHOLE TO BE REMOVED
- NEW MANHOLE TO BE INSTALLED
- CLOSED OFF LINE
- PROJECT AREA BOUNDARY
- EXISTING CATCH BASIN TO REMAIN
- EXISTING CATCH BASIN TO BE ABANDONED
- NEW CATCH BASIN TO BE INSTALLED
- NEW SANITARY SEWER CONNECTION
- EXISTING SANITARY MANHOLE
- UTILITY EASEMENT TO BE ESTABLISHED
(EASEMENT MUST BE MAINTAINED FROM A STORM LINE OF BIRTH STREET. EXACT LOCATION WILL DEPEND ON FINAL SITE PLAN.)



BOSTON REDEVELOPMENT AUTHORITY
CITY OF BOSTON · SUFFOLK COUNTY · MASSACHUSETTS

WHITNEY REDEVELOPMENT PROJECT

PUBLIC UTILITY ADJUSTMENTS
PLAN - STORM SEWERS

PLANNING AND RENEWAL ASSOCIATES · CONSULTANTS

COMPLETED 7/1/73

APPROVED

REVISION

MAP NO. 7

SCALE 1" = 50'

- EXISTING SANITARY LINE TO REMAIN
- EXISTING SANITARY LINE TO BE REMOVED
- NEW SANITARY LINE TO BE INSTALLED
- PROJECT AREA BOUNDARY
- EXISTING MANHOLE TO REMAIN
- EXISTING MANHOLE TO BE REMOVED
- BULKHEAD



BOSTON REDEVELOPMENT AUTHORITY
 CITY OF BOSTON · SUFFOLK COUNTY · MASSACHUSETTS

WHITNEY REDEVELOPMENT PROJECT

PUBLIC UTILITY ADJUSTMENTS
PLAN - SANITARY SEWERS

PLANNING AND RENEWAL ASSOCIATES · CONSULTANTS
 CAMBRIDGE · MASSACHUSETTS

COMPLETED 9/88 11/20/88
 APPROVED
 REVISED

MAP NO. 8
 1" = 50'

- EXISTING WATER LINE TO REMAIN
- EXISTING WATER LINE TO BE ABANDONED
- EXISTING HYDRANT TO REMAIN
- EXISTING HYDRANT TO BE REMOVED
- PROPOSED HYDRANT
- PROJECT AREA BOUNDARY
- SHUT-OFF VALVE



BOSTON REDEVELOPMENT AUTHORITY
CITY OF BOSTON · SUFFOLK COUNTY · MASSACHUSETTS

WHITNEY REDEVELOPMENT PROJECT

PUBLIC UTILITY ADJUSTMENTS
PLAN - WATER SERVICE

PLANNING AND RENEWAL ASSOCIATES · CONSULTANTS
CAMBRIDGE · MASSACHUSETTS

COMPLETED 7/2/78
APPROVED 7/2/78
REVISED

MAP NO. 9
SCALE 1" = 50'

- EXISTING UNDERGROUND CABLE TO REMAIN
- - - EXISTING UNDERGROUND CABLE TO BE REMOVED
- - - EXISTING AERIAL CABLE TO REMAIN
- - - EXISTING AERIAL CABLE TO BE REMOVED
- o EXISTING POLE TO REMAIN
- EXISTING POLE TO BE REMOVED
- EXISTING MANHOLE TO REMAIN
- EXISTING MANHOLE TO BE REMOVED
- - - PROJECT AREA BOUNDARY

NORTH



BOSTON REDEVELOPMENT AUTHORITY
CITY OF BOSTON - SUFFOLK COUNTY - MASSACHUSETTS

WHITNEY REDEVELOPMENT PROJECT

PRIVATE UTILITY ADJUSTMENTS
PLAN - TELEPHONE

PLANNING AND RENEWAL ASSOCIATES - CONSULTANTS
CAMBRIDGE MASSACHUSETTS

COMPLETED 7/2/78
APPROVED
REVISED

MAP NO 10
0 25 50
1" = 50'

- EXISTING DUCT TO REMAIN
- EXISTING DUCT TO BE REMOVED
- EXISTING CONNECTION TO REMAIN
- EXISTING CONNECTION TO BE REMOVED
- NEW CONNECTION
- EXISTING MANHOLE TO REMAIN
- EXISTING MANHOLE TO BE REMOVED
- * EXISTING STREET LIGHT TO REMAIN
- * EXISTING STREET LIGHT TO BE REMOVED
- NEW STREET LIGHT
- PROJECT AREA BOUNDARY

NORTH



BOSTON REDEVELOPMENT AUTHORITY
CITY OF BOSTON · SUFFOLK COUNTY · MASSACHUSETTS

WHITNEY REDEVELOPMENT PROJECT

PRIVATE UTILITY ADJUSTMENTS
PLAN - ELECTRIC

PLANNING AND RENEWAL ASSOCIATES · CONSULTANTS
CAMBRIDGE · MASSACHUSETTS

COMPLETED 02/84 02/84
APPROVED
REVISED

MAP NO. 11
SCALE 1" = 50'

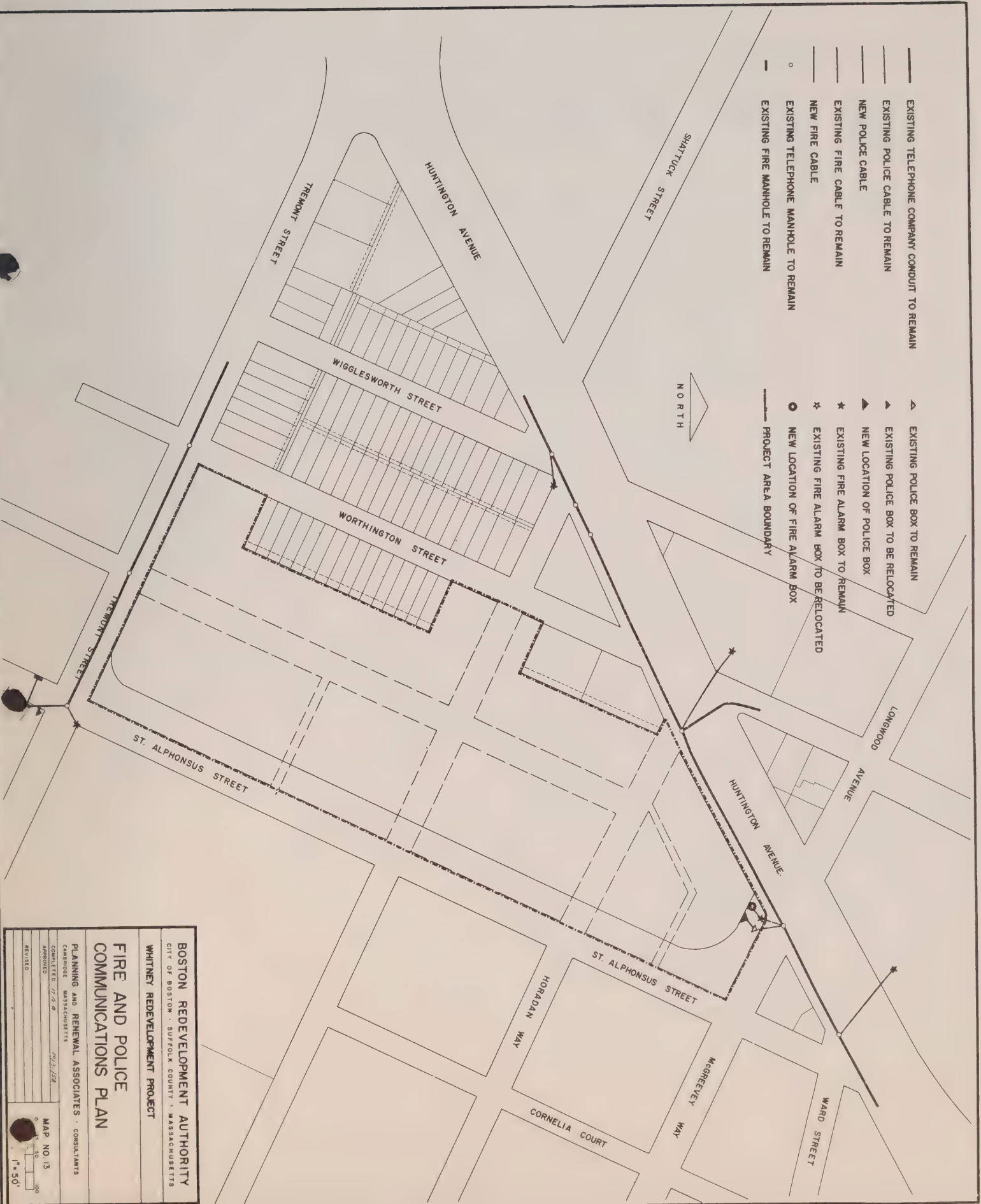
- - - - - EXISTING GAS LINE TO REMAIN
 ——— EXISTING GAS LINE TO BE ABANDONED
 - - - - - PROJECT AREA BOUNDARY



BOSTON REDEVELOPMENT AUTHORITY
 CITY OF BOSTON · SUFFOLK COUNTY · MASSACHUSETTS
 WHITNEY REDEVELOPMENT PROJECT
 PRIVATE UTILITY ADJUSTMENTS
 PLAN - GAS

PLANNING AND RENEWAL ASSOCIATES · CONSULTANTS
 CAMBRIDGE, MASSACHUSETTS
 PREPARED
 MAP NO. 12
 1" = 50'
 0' 10' 20' 30' 40' 50' 60' 70' 80' 90' 100'

- EXISTING TELEPHONE COMPANY CONDUIT TO REMAIN
- EXISTING POLICE CABLE TO REMAIN
- NEW POLICE CABLE
- EXISTING FIRE CABLE TO REMAIN
- NEW FIRE CABLE
- EXISTING TELEPHONE MANHOLE TO REMAIN
- EXISTING FIRE MANHOLE TO REMAIN
- EXISTING POLICE BOX TO REMAIN
- EXISTING POLICE BOX TO BE RELOCATED
- NEW LOCATION OF POLICE BOX
- EXISTING FIRE ALARM BOX TO REMAIN
- EXISTING FIRE ALARM BOX TO BE RELOCATED
- NEW LOCATION OF FIRE ALARM BOX
- PROJECT AREA BOUNDARY



BOSTON REDEVELOPMENT AUTHORITY
CITY OF BOSTON · SUFFOLK COUNTY · MASSACHUSETTS

WHITNEY REDEVELOPMENT PROJECT

FIRE AND POLICE
COMMUNICATIONS PLAN

PLANNING AND RENEWAL ASSOCIATES · CONSULTANTS
CAMBRIDGE · MASSACHUSETTS

APPROVED
COMPLETED 11/20/88
REVISED

MAP NO. 13
1" = 50'

Cost Estimate and Financing Report

SITE IMPROVEMENTS SUMMARY

ITEM	ESTIMATED TOTAL COST
BOUNDARY STREETS:	
St. Alphonsus Street	\$35,473
Tremont Street	1,200
Worthington Street	25
Huntington Avenue	25
Longwood Avenue	<u>7,036</u>
Subtotal Boundary Streets	\$43,759
ABANDONED STREETS:	
Whitney Street	\$5,006
Smith Street	2,007
Conant Street	<u>2,397</u>
Subtotal Abandoned Streets	\$9,410
OTHER SITE IMPROVEMENTS:	
Utility Easement	\$8,514
Preparation of Engineering Drawings	<u>5,000</u>
	\$13,514
TOTAL SITE IMPROVEMENTS	\$66,762

Cost Estimate and Forecasting Report

DEMOLITION COSTS SUMMARY

Estimate based on field check by qualified and experienced demolition
contractors \$90,000

Cost Estimate and Financing Report

SITE IMPROVEMENTS BY CLASS

ITEM	QUANTITY	UNIT	UNIT PRICE	COST
STREET CONSTRUCTION:				
Excavation for Roadway	1720	C.Y.	\$1.20	\$5,664
New Roadway	1110	S.Y.	3.60	14,796
12" Gravel				
6" Crushed Stone				
3" Bituminous Concrete				
Meeting Existing Pavement	444	S.Y.	\$0.50	222
Remove and Stack Granite Curbing	2800	L.F.	.50	1,330
Remove and Reset Granite Curbing	1100	L.F.	1.00	1,100
Setting Granite Curbing	2000	L.F.	1.00	2,000
New Curbing	350	L.F.	4.00	1,400
Scarify Existing Street and Sidewalk	7119	S.Y.	1.10	7,832
New Concrete Sidewalk	672	S.Y.	4.50	3,024
Loam	276	C.Y.	3.50	966
Seeding	1204	S.Y.	.11	138
Trees	22	Ea.	30.00	660
Street Construction Subtotal				\$39,132
SANITARY SEWER:				
Trench Excavation	44	C.Y.	\$4.50	198
Remove Existing Manhole	5	Ea.	15.00	75
Cut-in at Existing Manhole	2	Ea.	50.00	100
Plug Existing Manhole Inlet	5	Ea.	25.00	125
12" V.C. Pipe	60	L.F.	3.75	215
Sanitary Sewer Subtotal				\$713
STORM DRAINAGE:				
Trench Excavation	1164	C.Y.	\$4.50	\$5,238
Remove Existing Catchbasins	9	Ea.	15.00	135
Remove Existing Manholes	5	Ea.	15.00	75
New Catchbasins	10	Ea.	350.00	3,500
New Manholes	6	Ea.	350.00	2,100
Close off Line	1	Ea.	100.00	100
Cut-in at Existing Manhole	2	Ea.	50.00	100
10" Concrete Pipe	270	L.F.	3.00	810
12" Concrete Pipe	10	L.F.	3.50	35
24" Reinforced Concrete Pipe	510	L.F.	7.40	3,774
36" Reinforced Concrete Pipe	100	L.F.	12.00	4,800
Storm Drainage Subtotal				\$20,667

(Continued on the Following Page)

Cost Estimate and Financing Report

ITEM	QUANTITY	UNIT	UNIT PRICE	COST
WATER SERVICE:				
Abandon Water Line	3	Ea.	\$50.00	\$150
Change Hydrant Location	3	Ea.	250.00	750
Remove Hydrant	1	Ea.	150.00	150
Water Service Subtotal				\$1,050
OTHER PUBLIC UTILITIES:				
Change Fire Alarm Box Location	1	Ea.	\$100.00	\$100
Change Police Box Location	1	Ea.	100.00	100
Other Public Utilities Subtotal				\$200
ALL CLASSES TOTAL				\$61,762

Cost Estimate and Financing Report

SITE IMPROVEMENTS BY STREET AREA

ST. ALPHONSUS STREET (BOUNDARY STREET)

ITEM	QUANTITY	UNIT	UNIT PRICE	COST
STREET CONSTRUCTION:				
Roadway Excavation	3,521	C.Y.	\$1.20	\$4,225
Scarify Existing Sidewalk	778	S.Y.	1.10	856
New Roadway	3,777	S.Y.	3.60	13,597
Meet Existing Roadway	444	S.Y.	.50	222
Remove and Reset Granite Curbing	1,000	L.F.	1.00	1,000
Setting Granite Curbing	2,000	L.F.	1.00	2,000
New Concrete Sidewalk	611	S.Y.	4.50	2,750
6" Loam	197	C.Y.	3.50	690
Seeding	888	S.Y.	.11	98
Trees	20	Fl.	30.00	600
Subtotal Street Construction				\$26,038
SANITARY SEWER:				
Plug Existing Manhole Inlet	2	Ea.	25.00	50
STORM DRAINAGE:				
Remove Existing Catchbasin	5	Ea.	15.00	\$75
New Catchbasins	6	Ea.	350.00	2100
New Manholes	2	Ea.	350.00	700
Trench Excavation	508	C.Y.	4.50	2286
24" Pipe	510	L.F.	7.40	3774
10" Pipe	150	L.F.	3.00	450
Subtotal Storm Drainage				\$9,385
TOTAL COST				\$35,473

Cost Estimate and Contract Agreement

SITE IMPROVEMENTS BY STREET AREA

1ST ST STREET (BOUNDARY STREET)

ITEM	QUANTITY	UNIT	UNIT PRICE	COST
SANITARY SEWER:				
Trench Excavation	60	C.Y.	\$1.50	\$190
Cut-in at Existing Manhole	2	Ea.	50.00	100
12" V.C. Pipe	30	L.F.	3.75	112
Plug Existing Manhole Inlet	1	Ea.	25.00	25
Subtotal Sanitary Sewer				\$427
STORM DRAINAGE:				
Trench Excavation	15	C.Y.	\$1.50	\$22
Close Off Line	1	Ea.	10.00	10
New Manholes	2	Ea.	15.00	30
Cut-in at Existing Manhole	2	Ea.	50.00	100
12" Concrete Pipe	10	L.F.	1.50	15
Subtotal Storm Drainage				\$277
TOTAL COST				\$704

SECTION 1

SECTION 2

SECTION 3

	QUANTITY	UNIT	UNIT PRICE	TOTAL
--	----------	------	------------	-------

SECTION 4

1 Existing Manhole Inlet	1	ea.	\$25.00	\$25.00
--------------------------	---	-----	---------	---------

SECTION 5

SECTION 6 ON AVENUE (BOUNDARY STREET)

SECTION 7

1 Existing Manhole Inlet	1	ea.	\$25.00	\$25.00
--------------------------	---	-----	---------	---------

SECTION 8

SECTION 9

Cost Estimate and Financing Report

SITE IMPROVEMENTS BY STREET AREA

LONGWOOD AVENUE (Including Channelization of St. Alphonsus Street Intersection)

ITEM	QUANTITY	UNIT	UNIT PRICE	COST
STREET IMPROVEMENTS:				
Roadway Excavation	1200	C.Y.	\$1.20	\$1,440
Scarify Existing Sidewalk	78	S.Y.	1.10	86
New Roadway	333	S.Y.	3.60	1,199
Remove and Reset Granite Curbing	100	L.F.	1.00	100
New Granite Curbing	350	L.F.	4.00	1,400
New Sidewalk	61	S.Y.	4.50	274
6" Loam	79	C.Y.	3.50	276
Seeding	356	S.Y.	.11	39
Trees	2	Ea.	30.00	c0
Subtotal Street Improvements				\$4,874

STORM DRAINAGE:

Catchbasin to be Built	4	Ea.	\$350.00	\$1,400
Trench Excavation	45	C.Y.	4.50	202
10" Concrete Pipe	120	L.F.	3.00	360
Subtotal Storm Drainage				\$1,962

OTHER PUBLIC UTILITIES:

Relocate Fire Alarm Box	1	Ea.	\$100.00	\$100
Relocate Police Box	1	Ea.	100.00	100

TOTAL COST				\$7,036
------------	--	--	--	---------

STREETS AND ALLEYS

STREET IMPROVEMENTS BY STREET AREA

WHEATLAND STREET (ABANDONED STREET)

ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL
------	----------	------	------------	-------

STREET IMPROVEMENTS:

Regrade Street and Sidewalk	3355	S.F.	\$1.10	\$3,690.50
Remove and Stack Granite Curb	1430	L.F.	.50	\$715.00

Subtotal Street Improvements

SEWER:

Remove Existing Manhole			\$15.00	\$15.00
-------------------------	--	--	---------	---------

STORM DRAINAGE:

Remove Existing Manhole			\$15.00	\$15.00
Remove Existing Catchbasin		As	15.00	15.00

Subtotal Storm Drainage

WATER SERVICE:

Abandon Water Line	1	wa.	\$ 50.00	\$ 50.00
Relocate Hydrant	1		250.00	250.00
Remove Hydrant	1	ea.	150.00	150.00

Subtotal Water Service

TOTAL COST

STREET IMPROVEMENTS BY SIDEWALK AREA

11TH STREET (ARANDONIA STREET)

	QUANTITY	UNIT	UNIT PRICE	AMOUNT
IMPROVEMENTS:				
Regrade Street and Sidewalk	1,511	S.F.	\$1.20	\$1,813.20
Regrade and Stock Granite Curbing	670	L.F.	1.50	1,005.00
Total Street Improvements				\$2,818.20

MANHOLE COVER:				
Existing Manhole	1	No.	\$15.00	\$15.00

Other Work:				
Regrade and Stock Granite Curbing				

Other Work:				
Regrade and Stock Granite Curbing				

Other Work:				
Regrade and Stock Granite Curbing				

THE UNIVERSITY OF CHICAGO

DEPARTMENT OF CHEMISTRY

LABORATORY OF ORGANIC CHEMISTRY

1100 SOUTH EAST ASIAN AVENUE, CHICAGO, ILL. 60607

TEL: (312) 537-3600 FAX: (312) 537-3601

WWW.CHEM.UCHICAGO.EDU

CHICAGO, ILL. 60607-7070

CHICAGO, ILL. 60607-7070

CHICAGO, ILL. 60607-7070

CHICAGO, ILL. 60607-7070

CHICAGO, ILL. 60607-7070

CHICAGO, ILL. 60607-7070

CHICAGO, ILL. 60607-7070

CHICAGO, ILL. 60607-7070

CHICAGO, ILL. 60607-7070

CHICAGO, ILL. 60607-7070

CHICAGO, ILL. 60607-7070

CHICAGO, ILL. 60607-7070

CHICAGO, ILL. 60607-7070

CHICAGO, ILL. 60607-7070

CHICAGO, ILL. 60607-7070

CHICAGO, ILL. 60607-7070

CHICAGO, ILL. 60607-7070

CHICAGO, ILL. 60607-7070

CHICAGO, ILL. 60607-7070

CHICAGO, ILL. 60607-7070

CHICAGO, ILL. 60607-7070

CHICAGO, ILL. 60607-7070

CHICAGO, ILL. 60607-7070

BOSTON REDEVELOPMENT AUTHORITY
Whitney Redevelopment Project

FINANCIAL PLAN

and

Summary of Project Costs

I. Financial Plan

A. Source of Funds.

The Authority proposes to obtain funds to carry out this project from the City of Boston, pursuant to Section 26 CC, Chapter 121 of the General Laws.

A cooperation Agreement between the City of Boston and the Boston Redevelopment Authority will be required to authorize the transfer of funds to the Authority. The Cooperation Agreement will stipulate the terms and conditions governing the transfer of funds to the Authority, as well as make provisions for transfer to the City of Boston all proceeds from the sale or lease of project land.

II. Summary of Project Costs

The estimated net project cost of the Whitney Redevelopment Project is as follows:

Planning expenses.....	\$ 12,000
Administration.....	40,000
Travel.....	1,000
Publications.....	900
Office Furniture and equipment.....	500
Legal expenses.....	10,000
Acquisition expenses.....	50,500
Temporary Operation of Acquired Property.....	12,825
Relocation Costs.....	13,200
Relocation Payments.....	45,000
Site Clearance.....	105,600
Site Improvements.....	74,000
Disposition Expenses.....	5,000
Contingencies at 10% of above.....	37,000
Real Estate Purchases.....	<u>1,091,000</u>

NET PROJECT COSTS \$ 1,498,525

Cost Estimate and Financing Report

SITE IMPROVEMENTS BY STREET AREA

UTILITY EASEMENT

ITEM	QUANTITY	UNIT	UNIT PRICE	COST
STORM DRAINAGE:				
Trench Excavation	592	C.Y.	\$4.50	\$2,664
New Manholes	3	Ea.	350.00	1,050
36" Reinforced Concrete Pipe	400	L.F.	12.00	4,800
Subtotal Storm Drainage				\$8,514
TOTAL COST				\$8,514

Commonwealth of Massachusetts

SUFFOLK, SS SUPERIOR COURT.

No. _____

v/s

BOSTON REDEVELOPMENT AUTHORITY

FROM THE OFFICE OF
BOSTON REDEVELOPMENT AUTHORITY
73 TREMONT STREET ROOM 350
BOSTON 8, MASS.
JOHN C. CONLEY, GENERAL COUNSEL